WARRANTY DEED

Karen Johnson
Batch # 1295381
07/09/2025 10 21 35 AM
Fees $13 00 Taxes $1,997 63

Davidson County
DEEDWARR
2 pgs

20250709-0053911

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$539,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July, 2025.

Notary Public

MY COMMISSION EXPIRES 1/30/29

(AFFIX SEAL)

MATTHEW CROWNING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 30, 2029

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBER
James R Morris and Toni R Morris	NEW OWNER	147-05-0-177 00
(NAME) 4910 Salem Drive	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Allen & Company Property Management, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **James R. Morris and Toni R. Morris, husband and wife,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 521, on the Plan of Crieve Hall Estates, Section 6, as of record in Book 2331, Page 1, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Said Lot No 521 fronts 90 feet on the Northwesterly side of Salem Drive and runs back 225.5 feet on the Northwesterly line and 215 feet, more or less, on the Southeasterly line to a deadline, which is a broken line, measuring 99.9 feet thereon

Being the same property conveyed to Alfred Briggs Nix and wife, Wylene T Nix by Warranty Deed from William D. Hagewood and wife, Jean J Hagewood, dated 03/16/1960, of record in Book 3033, Page 81, Register's Office for Davidson County, Tennessee

The said Alfred Briggs Nix died on 12/26/2008, leaving the said Wylene T Nix the sole surviving tenant by the entirety

The said Wylene T Nix died testate on 01/14/2024, devising subject property to Robert David Agee, as evidenced in File No File No 24P862, Probate Court Clerk's Office for Davidson County, Tennessee

Being the same property conveyed to Allen & Co Property Management, LLC, a Tennessee limited liability company by Warranty Deed from Robert David Agee, Executor of the Estate of Wylene T Nix, dated 08/30/2024, of record in Instrument No 20240903-0067549, Register's Office for Davidson County, Tennessee

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record

unimproved ☐

This is improved ☒ 4910 Salem Drive, Nashville, TN 37211

(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Effective the 8th day of July, 2025

Allen & Company Property Management, LLC, a Tennessee limited liability company

By: _____
Jimmy E. Allen, Jr., President

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Jimmy E. Allen, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon **his** oath acknowledged **himself** to be the **President** the within named bargainor of **Allen & Company Property Management, LLC, a Tennessee limited liability** company, and that **he** as such **President,** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said **Jimmy E. Allen, Jr.**,, as such **President.**

Witness my hand and Official seal this 8th day of July, 2025

_____
Notary Public
My Commission Expires 5/8/29

L. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215